

Exhibit 1

05/02/12 03:14AM

HP LASERJET FAX

p.02
Page 1 of 11**Lease Decision**

Transaction No: 0032473816 Performed By: PBADILLO Performed On: Monday April 16, 2012 / 13:12:46 EST
 Property: NR436 - Eastchester Heights - Bronx NY 10469

Your community's decision for this transaction appears below based on your management company's established decision points for applicant approval to your community. Direct questions regarding these criteria to your management company.

LEASE DECISION**ACCEPT - 554**

Decline	Conditional	Accept
200	523	523 ▲ 554

Accept Pending Review

CRIMSAFE DECISION**RECORD(S) FOUND**

800 Please verify the applicability of these records to your applicant and proceed with your community's screening policies.

Agent Decision:

SCREENING DETAILS**APPLICANT INFORMATION**

Applicant Name: ABDULLAH WILSON SSN: ***-**-7543
 Monthly Income: \$3333 DOB: 12/30/1963
 Phone: 0000000000 Email:
 Current Address: 4113 VERNON BV, LONG IS CITY NY 11101 Previous Address:

REPORTS AND LETTERS

Report	Status
ScorePLUS	Complete
Experian Credit	Complete
RegistryCHECK	Complete
Multi-state PLUS and SafeRent Identify	Record Found
CrimSAFE - Search Report	Record Found

MESSAGES

- Scanned by AppALERT.
- Current address: The City, State, Zip combination entered is invalid. City substituted to LONG IS CITY based on matching State and Z
- Prior to making leasing decision, always check criminal results.
- This applicant has been screened through the MSSD Search. Sex Offender registrant information is derived from the same state hosted Sex Offender database registries accessible through the department of Justice ORU SJODIN website. Results associated with this, will reflect on CrimSAFE report.

Letters

Welcome
Adverse Action

LEASE INFORMATION

Monthly Rent: \$895 Security Deposit: \$895
 Total Income: \$3333/month Lease Term: 12 Months
 Bedrooms: 1 Voucher Amount: 0
 Marketing Source:
 Client Reference:

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TO Local Action Center 00002/0011

CL-W000037

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Page 5 of 11**ScorePLUS REPORT**

April 16, 2012

1 : 15 PM

REPORT INFORMATION

Transaction No: 0032473816 Performed By: PBADILLO
 Performed On: Monday April 16, 2012 / 13:14:38 Property: NR436 - Eastchester Heights
 EST
 Request ID: N9247652

APPLICANT INFORMATION

Name: ABDULLAH WILSON SSN: ***-**-7543
 Monthly Income: \$3333 DOB: 12/30/1963
 Phone: 0000000000 Email:
 Current Address: 4113 VERNON BV, LONG IS CITY Previous Address:
 NY 11101

YOUR COMMUNITY'S DECISION

Applicant Decision: ACCEPT - 554
 Accept Pending Review

YOUR MANAGEMENT COMPANY ESTABLISHES CRITERIA (DECISION POINTS) APPROPRIATE FOR APPROVAL OF APPLICANTS TO YOUR COMMUNITY. QUESTIONS REGARDING THESE CRITERIA SHOULD BE DIRECTED TO YOUR MANAGEMENT COMPANY.

ALERT INFORMATION

Refer to your management company's policy for handling of specific alerts.

SCORE ATTRIBUTE

If improved, the following items could positively impact this applicant's score.

** Credit

** Application Data

LEASE INFORMATION

Monthly Rent: \$895 Security Deposit: \$895
 Total Income: \$3333 Lease Term: 12 Months
 Bedrooms: 1 Marketing Source:
 Client Reference: Rent/Income: 26 %

ScorePLUS(SM) is designed as a useful predictor tool, but is not a guarantee of the future performance of an applicant. WARNING: A person must have permissible purposes under the Fair Credit Reporting Act(FCRA; 15 U.S.C. 1681-1681v) to obtain a consumer report. The FCRA provides that any person who knowingly and willfully obtains a consumer report under false pretenses may face criminal prosecution, including fines and possible imprisonment. A consumer reporting agency may not prohibit users from disclosing the contents of the report directly to the consumer, however the FCRA under most instances does not require users to do so. It is recommended that users refer all consumer inquiries regarding the information contained in this report directly to CoreLogic SafeRent, Inc. The Federal Trade Commission has said that consumer report users must consult the relevant provisions of the FCRA for details about their obligations under the FCRA. More information about consumer report user's obligations is available at www.ftc.gov/credit.

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EXPERIAN CREDIT REPORT

April 16, 2012
1:15 PM

REPORT INFORMATION SECTION

REPORT INFORMATION

Property ID:	NR436	Phone:	718-515-0747
Property Name:	Eastchester Heights	Fax:	347-221-0073
Request Date:	04/16/2012	Request Type:	Credit
Request ID:	N9247652	Permissible Purpose:	Resident Screening
Process Date:	04/16/2012 13:14:24		

APPLICANT INFORMATION

Name:	ABDULLAH WILSON	Suffix:	
Current Address:	4113 VERNON BLVD LONG IS CITY, NY 11101	SSN:	xxx-xx-7543
Drivers License#:		Drivers License State:	

EXPERIAN CREDIT REPORT

TNA1 GAM 1956553 WILSON, ABDULLAH xxxxx7543; CA-4113 VERNON/LONG IS CITY NY
11101; Y-1963; T-29.....; RM-I; U-EASTCHESTER HEIGHTS, RR-BOTH1, H-Y; V-07; PARSED; PSUM

PAGE 1 DATE 4-16-2012 TIME 12:14:18 V601 TNJ1

ABDULLAH J WILSON
4113 VERNON BLVD
LONG ISLAND CITY NY 111017116
RPTD: 2-12 U 6X
LAST SUB: 1925641

SS: xxx-xx-7543
DOB: xx/30/63

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----- PROFILE SUMMARY -----

PUBLIC RECORDS-----0	PAST DUE AMT-----\$0	INQUIRIES----1	CNT 00/00/00/00
INST/OTH BAL-----\$9,839	SCH/EST PAY-----\$0+	INQS/6 MO----1	SATIS ACCTS---6
R ESTATE BAL-----N/A	R ESTATE PAY-----N/A	TRADELINE---6	NOW DEL/DRG---0
TOT REV BAL-----N/A	TOT REV AVAIL-----N/A	PAID ACCT---0	WAS DEL/DRG---0
			OLD TRADE---3-90

----- SCORE SUMMARY -----

FICO SCORE = 740 SCORE FACTORS: 16, 01, 15

----- TRADES -----

SUBSCRIBER	OPEN	AMT-TYP1	AMT-TYP2	ACCTCOND	PYMT STATUS
SUB# KOB TYP TRM ECOA BALDATE	BALANCE	PYMT LEVEL	MOS REV	PYMT HISTORY	
ACCOUNT # LAST PD MONTH PAY PAST DUE MAXIMUM	BY MONTH				
DEPT OF EDUCATION/NELN 3-92	\$1,196-0		OPEN	CURR ACCT	
xxxxx41 EL EDU 120-D 1 2-03-12	\$1,698	2-12	(1) C		
xxxxx0243651949	UNK				
DEFERRED PAYMENT START DATE: 07/03/2021 DEFERRED PAYMENT AMOUNT: UNK					
DEPT OF EDUCATION/NELN 3-90	\$1,000-0		OPEN	CURR ACCT	

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xxxxx41 EL EDU 120-D 1 2-03-12 \$1,424 2-12 (1) C
 xxxxx0243652049 UNK
 DEFERRED PAYMENT START DATE: 07/01/2021 DEFERRED PAYMENT AMOUNT: UNK

DEPT OF EDUCATION/NELN 9-90 \$1,625-0 OPEN CURR ACCT
 xxxxx41 EL EDU 120-D 1 2-03-12 \$2,307 2-12 (1) C
 xxxxx0243652149 UNK
 DEFERRED PAYMENT START DATE: 06/10/2021 DEFERRED PAYMENT AMOUNT: UNK

DEPT OF EDUCATION/NELN 1-91 \$2,285-0 OPEN CURR ACCT
 xxxxx41 EL EDU 120-D 1 2-03-12 \$3,244 2-12 (1) C
 xxxxx0243652249 UNK
 DEFERRED PAYMENT START DATE: 06/15/2021 DEFERRED PAYMENT AMOUNT: UNK

DEPT OF EDUCATION/NELN 1-91 \$215-0 OPEN CURR ACCT
 xxxxx41 EL EDU 120-D 1 2-03-12 \$359 2-12 (1) C
 xxxxx0243652349 UNK
 DEFERRED PAYMENT START DATE: 06/15/2021 DEFERRED PAYMENT AMOUNT: UNK

DEPT OF EDUCATION/NELN 6-90 \$437-0 OPEN CURR ACCT
 xxxxx41 EL EDU 120-D 1 2-03-12 \$807 2-12 (1) C
 xxxxx0243652449 UNK
 DEFERRED PAYMENT START DATE: 06/22/2021 DEFERRED PAYMENT AMOUNT: UNK

----- INQUIRIES -----
 SAFERENT 3-23-12 1956553 2T UNK REN

END -- EXPERIAN

--- End of Experian Report ---

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 1 2 3 4 5 6 7 8 9 10 11 12

RegistryCHECK REPORT

April 16, 2012
1 : 15 PM

REPORT INFORMATION SECTION

REPORT INFORMATION

Property ID:	NR436	Phone:	718-515-0747
Property Name:	Eastchester Heights	Fax:	347-221-0073
Request Date:	04/16/2012	Request Type:	Landlord Tenant
Request ID:	N9247652	Permissible Purpose:	Resident Screening
Process Date:	04/16/2012 13:14:24		

APPLICANT INFORMATION

Name:	ABDULLAH WILSON	Suffix:	
Current Address:	4113 VERNON BV LONG IS CITY, NY 11101	SSN:	xxx-xx-7543

REPORT SUMMARY

Report ID: 0032473816 **Status:** Completed

COURT RECORDS ON FILE

No Court Records Found

PRIOR INQUIRY ON FILE

RECORD - 1 of 1

Applicant:	ABDULLAH WILSON	Date:	03/23/2012
Current Address:	4113 VERNON LONG ISLAND CIT, NY 11101	SSN:	xxx-xx-7543

Previous Address: _____ Employer: _____
Member: JM REAL ESTATES Phone: (914) 637-6200
MANAGEMENT LLC

SUPPLEMENTAL DATA RESOURCE

NOTE: The supplemental resource list is not part of the consumer report. It does not represent derogatory information on the consumer. These listings are provided solely as a resource tool, designed to provide additional possible sources of information that may relate to the applicant. The customer is encouraged to contact these listings to determine whether additional information is available in connection with the applicant.

Subject:	A WILSON	
Address:	84 GARAGE FLANNERY AVE POUGHKEEPSIE NY 12601	
Landlord:	CORLIES MANOR	Phone:
Residency Dates:	02/06	
Subject:	A WILSON	
Address:	950 WOODYCREST AVE 25D BRONX NY 10453	
Landlord:	PINNACLE BRONX SOUTH LLC	Phone:

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7-1111 3-11-11 0-11-11 0-11-11

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Residency Dates: 01/06
 Subject: A WILSON
 Address: 179 E 205 ST 7 BRONX NY
 10458
 Landlord: LLC 2120 REALTY ASSOC Phone:
 Residency Dates: 05/08
 Subject: A WILSON
 Address: 574 BERGEN AVE 114
 JERSEY CITY NJ 07304
 Landlord: 574 BERGEN AVENUE RE Phone:
 Residency Dates: 05/09
 Subject: A WILSON
 Address: 631 N BROAD 25 ST A
 ELIZABETH NJ 07208
 Landlord: 631 NORTH BROAD Phone:
 Residency Dates: 09/07
 Screened BY AppALERT(SM)

WARNING: A PERSON MUST HAVE PERMISSIBLE PURPOSE UNDER THE FAIR CREDIT REPORTING ACT (FCRA) TO OBTAIN A CONSUMER REPORT. THE FCRA IMPOSES PENALTIES AGAINST ANYONE WHO KNOWINGLY AND WILLFULLY OBTAINS INFORMATION ON A CONSUMER FROM A CONSUMER REPORTING AGENCY UNDER FALSE PRETENSES, INCLUDING FINES, UP TO TWO YEARS IN PRISON OR BOTH. A CONSUMER REPORTING AGENCY MAY NOT PROHIBIT YOU FROM DISCLOSING THE CONTENTS OF THE REPORT DIRECTLY TO THE CONSUMER. IT IS RECOMMENDED THAT YOU REFER ALL INQUIRIES REGARDING THE INFORMATION CONTAINED IN THIS REPORT DIRECTLY TO THE CORELOGIC SAFERENT CONSUMER REQUEST LINE: 1-888-333-2413.

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MULTI-STATE Plus CRIMINAL SEARCH REPORT

April 16, 2012
1:15 PM

REPORT INFORMATION

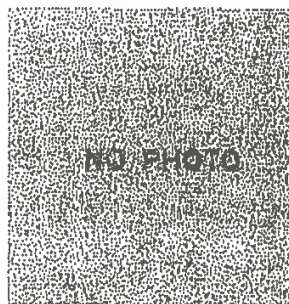
Property ID:	NR436	Phone:	718-515-0747
Property Name:	Eastchester Heights	Fax:	347-221-0073
Request Date:	04/16/2012	Request Type:	Criminal
Request ID:	N9247660	Permissible Purpose:	Resident Screening
Process Date:	04/16/2012 13:14:40		

APPLICANT INFORMATION

Name:	ABDULLAH WILSON	Suffix:	
SSN:	xxx-xx-7543	DOB:	12/30/1963
Address:	4113 VERNON BV LONG IS CITY, NY 11101	Request State:	**
		Request County:	**

REPORT SUMMARY

Report ID:	0032473816	Status:	RECORD FOUND
RECORD - 1 of 1		Record Type:	CRIMINAL COURT ACTION
Full Name:	GEORGE WILSON		
Address:			
DOB:	12/30/1963		
SSN:			
Jurisdiction:	QUEENS, NY		
Reporting Agency:	NY DOC		
Case Number:	95A8435 NY STATE		
Other Tracking:	Case#: 95A8435 NY State ID: 4677219N		
Sex: M Race: BLACK Height: Weight: Eye Color: Hair Color:			
Comments:			
Offense - 1			
File Date:	12/05/1995		
Offense:	ROBBERY 2ND		
Offense Severity:	Felony		
Disposition:	CONVICTION		
Disposition Date:	12/05/1995		
Sentence:	180 Month(s)		
Sentence Date:	12/05/1995		
Comments:	Second Felony Offender		



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Additional Names and DOB used in Multi-State plus search

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Account Page

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SafeRent IDentify(TM)

April 16, 2012
1:15 PM

Transaction Number: 0032473816 Request Number: N9247652
 INPUT SSN VALIDATION: SSN IS PRESUMED TO BE VALID
 Report Status: RECORD FOUND

Record 1 of 8

Name: GEORGE WILSON Street Address: 4113 VERNON BLVD
 SSN: 053-xx-xxxx City: LONG ISLAND CITY
 DOB: 00/00/0000 State/ZIP: NY/11101
 Phone: - - County: QUEENS
 Residency: 08/2007 -

Record 2 of 8

Name: GEORGE R WILSON Street Address: 2 4 ASTORIA BL 3H
 SSN: 053-xx-xxxx City: ASTORIA
 DOB: 00/00/0000 State/ZIP: NY/11102
 Phone: - - County: QUEENS
 Residency: 08/2006 -

Record 3 of 8

Name: GEORGE WILSON Street Address: 2 4 ASTORIA BV 3H
 SSN: 053-xx-xxxx City: ASTORIA
 DOB: 00/00/0000 State/ZIP: NY/11102
 Phone: - - County: QUEENS
 Residency: 09/2004 -

Record 4 of 8

Name: GEORGE WILSON Street Address: PO BOX 2002
 SSN: 053-xx-xxxx City: DANDEMORA
 DOB: 12/30/1963 State/ZIP: NY/12929
 Phone: - - County: CLINTON
 Residency: 08/1997 -

Record 5 of 8

Name: GEORGE WILSON Street Address: 354 HUNTER ST
 SSN: 053-xx-xxxx City: OSSINING
 DOB: 00/00/0000 State/ZIP: NY/10562
 Phone: - - County: WESTCHESTER
 Residency: 04/1996 -

Record 6 of 8

Name: GEORGE WILSON Street Address: 204 ASTORIA APT BLVD APT 3H
 SSN: 053-xx-xxxx City: ASTORIA
 DOB: 12/30/1963 State/ZIP: NY/11102
 Phone: - - County: QUEENS
 Residency: 03/1991 -

Record 7 of 8

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Name:	GEORGE WILSON	Street Address:	2 4 ASTORIA BLVD APT
SSN:	053-xx-xxxx	City:	ASTORIA
DOB:	00/00/0000	State/ZIP:	NY/11102
Phone:	- -	County:	QUEENS
		Residency:	12/1990 -

Record 8 of 8

Name:	ABDULLAH J WILSON	Street Address:	4113 VERNON BLVD
SSN:	053-xx-xxxx	City:	LONG ISLAND CITY
DOB:	00/00/0000	State/ZIP:	NY/11101
Phone:	- -	County:	QUEENS
		Residency:	04/2012 -

REPORT DISCLAIMER

WARNING: THE ACCURATE INPUT OF NAME, SSN, DATE OF BIRTH AND ADDRESS IS REQUIRED TO IMPROVE THE RETRIEVAL OF INFORMATION RELATING TO THE APPLICANT. DUE TO THE NATURE OF PUBLIC RECORDS AND/OR THE NATURE OF THE QUERY, (I) LISTINGS ABOVE MAY NOT PERTAIN TO THE INDIVIDUAL APPLICANT IN QUESTION OR (II) THERE WILL BE INSTANCES WHERE NO CRIMINAL INFORMATION IS REPORTED WITH REGARD TO PERSONS WHO IN FACT HAVE CRIMINAL RECORDS. RECORDS ARE SELECTED ON THE BASIS OF PERSONAL IDENTIFIER(S) INFORMATION MATCH(ES) WITH THE APPLICANT (IF AND WHEN AVAILABLE). THERE IS A WIDE DIVERSITY IN THE TYPES OF CRIMINAL RECORDS MADE AVAILABLE BY VARIOUS JURISDICTIONS AND IN THE CONTENT OF SUCH RECORDS AND DUE TO THE ORGANIZATION OF CRIMINAL RECORDS AND/OR THE NATURE OF THE QUERY, THERE WILL BE INSTANCES WHERE IDENTIFYING INFORMATION APPEARS TO MATCH THE APPLICANT ON WHICH A REPORT IS SOUGHT, WHICH INFORMATION MAY NOT PERTAIN TO THE APPLICANT. YOU SHALL TAKE INDEPENDENT VERIFICATION OF THE INFORMATION CONTAINED IN THIS REPORT TO ENSURE THAT IT PERTAINS TO THE APPLICANT BEFORE YOU TAKE ANY ADVERSE ACTION AGAINST THE APPLICANT. THOUGH INFORMATION CONTAINED IN THIS REPORT IS OBTAINED FROM COURT FILES AND/OR GOVERNMENT PUBLIC RECORD SOURCES, THE ACCURACY OF SUCH INFORMATION IS NOT GUARANTEED. USE OF THIS REPORT MUST BE IN COMPLIANCE WITH YOUR SERVICE AGREEMENT WITH CORELOGIC SAFERENT, INC. ("SAFERENT"), AND OTHER APPLICABLE FEDERAL, STATE AND LOCAL LAWS, RULES, REGULATIONS, ORDINANCES AND COURT ORDERS. USERS SHOULD CONSULT WITH THEIR COUNSEL ABOUT REQUIREMENTS AND/OR LIMITATIONS, WITH REGARD TO INFORMATION CONTAINED IN THIS REPORT. WARNING: A PERSON MUST HAVE A PERMISSIBLE PURPOSE UNDER THE FAIR CREDIT REPORTING ACT ("FCRA") TO OBTAIN A CONSUMER REPORT. THE FCRA PROVIDES THAT ANY PERSON WHO KNOWINGLY AND WILLFULLY OBTAINS INFORMATION ON A CONSUMER FROM A CONSUMER REPORTING AGENCY UNDER FALSE PRETENSE SHALL BE ASSESSED CERTAIN CIVIL AND CRIMINAL PENALTIES, INCLUDING FINES AND POSSIBLE IMPRISONMENT.

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TO 1-10-17 Action Center 00014 / 0014

CL-W000045

05/02/12 03:14AM
Result: ugv

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p.12
Page 11 of 11**CrimSAFE REPORT**April 16, 2012
1:15 PM**REPORT INFORMATION**

Property ID:	NR436	Phone:	718-515-0747
Property Name:	Eastchester Heights	Fax:	347-221-0073
Request Date:	04/16/2012	Request Type:	CrimSAFE
Request ID:	N9247652	Permissible Purpose:	Resident Screening
Process Date:	04/16/2012 13:14:39		

APPLICANT INFORMATION

Name:	ABDULLAH WILSON	Suffix:	
SSN:	xxx-xx-7543	DOB:	12/30/1963
Address:	4113 VERNON BV LONG IS CITY, NY 11101		

TRANSACTION(S) USED

Request#	Type	State	County
N9247660	MULTI-STATE PLUS MSSO	**	**

CrimSAFE RESULT

BASED UPON YOUR COMMUNITY CRIMS SAFE SETTINGS AND THE RESULTS OF THIS SEARCH, DISQUALIFYING RECORDS WERE FOUND. PLEASE VERIFY THE APPLICABILITY OF THESE RECORDS TO YOUR APPLICANT AND PROCEED WITH YOUR COMMUNITY'S SCREENING POLICIES.

RECORD - 1 of 1

Request#:	N9247660	Report Type:	MULTI-STATE PLUS
Record ID:	1	Record Type:	CRIMINAL COURT ACTION
Name:	GEORGE WILSON		
DOB:	12/30/1963		
SSN:			
Jurisdiction:	QUEENS,NY		

Sex:	Male	Race:	BLACK	Height:		Weight:		Eye Color:		Hair Color:	
------	------	-------	-------	---------	--	---------	--	------------	--	-------------	--

NOTE: THE ACCURATE INPUT OF NAME, SSN, DATE OF BIRTH AND ADDRESS IS REQUIRED TO IMPROVE THE RETRIEVAL OF INFORMATION RELATING TO THE APPLICANT. A public record has been found with elements matching the information presented by your applicant. However, it is your sole responsibility to compare these elements and/or to obtain additional verification of the information provided. Though records are obtained from government public record sources, the ACCURACY OR COMPLETENESS OF THE INFORMATION IS NOT GUARANTEED. Remember, you must comply with your obligations under the federal Fair Credit Reporting Act, your Service Agreement, and the other applicable federal, state and local laws.

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